

# AGENDA

## BUILDING COMMITTEE

August 30, 2006  
11:00 A.M. Lake Superior Room  
1<sup>st</sup> Floor Michigan Library and Historical Center

## STATE ADMINISTRATIVE BOARD

September 5, 2006  
11:00 A.M. Lake Ontario Room  
3<sup>rd</sup> Floor Michigan Library and Historical Center

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This agenda is for general informational purposes only. At its discretion, the Building Committee may revise this agenda and may take up other issues at the meeting.

### **AWARD OF CONSTRUCTION CONTRACTS**

1. DEPARTMENT OF MANAGEMENT AND BUDGET, LANSING – John A. Hannah and Lottery Buildings – Fire Alarm System Replacement  
File No. 071/05267.RMP – Index No. 53162  
Low Responsive Bidder: Delta Electrical Contractors of Lansing, Inc., Lansing;  
\$327,950.00
2. DEPARTMENT OF MANAGEMENT AND BUDGET, DIMONDALE – General Services Building – Air Handling Unit No. 4 Replacement  
File No. 071/06084.RMP – Index No. 53210  
Low Responsive Bidder: Kebler Plumbing and Heating Co., Grand Ledge;  
\$361,000.00
3. DEPARTMENT OF CORRECTIONS – JACKSON – Parnall Correctional Facility – Michigan State Industries Laundry/Warehouse Replacement Due to Fire  
File No. 472/05209.EEW - Index No. 53132  
Low Responsive Bidder: Adams Building Contractors, Inc., Jackson;  
\$2,881,000.00
4. DEPARTMENT OF CORRECTIONS, KINCHELOE – Kinross Correctional Facility – Demolition of Coal Power Plant, Replacement Plant is Operational  
File No. 472/04034.EEW – Index No. 53094  
Low Responsive Bidder: Pitsch Companies, Grand Rapids; \$278,000.00
5. DEPARTMENT OF TRANSPORTATION, HOUGHTON – Houghton Maintenance Garage – New Maintenance Facility to Replace Leased Space  
File No. 591/05378.HRB – Index No. 27000  
Low Responsive Bidder: Thomas J. Moyle, Jr., Inc., Houghton; \$2,019,000.00

## **MODIFICATION TO PROFESSIONAL SERVICES CONTRACTS**

6. DEPARTMENT OF ENVIRONMENTAL QUALITY, VARIOUS LOCATIONS – Environmental Laboratory Testing Services  
File No. 761/03040.AGY - Index No. Various – Contract No. Y03088  
That Trace Analytical Laboratories, Inc. of Muskegon, Michigan, be authorized an additional \$100,000.00 on a billing rate basis times a multiplier of 1.00, plus reimbursables, to provide environmental laboratory testing services for various sites of environmental contamination throughout Michigan.

## **REVISIONS TO CONSTRUCTION CONTRACTS**

7. COLLEGES AND UNIVERSITIES, IRON MOUNTAIN – Bay de Noc Community College – Construction of Building and Related Site Work at Bay West Campus  
File No. 332/05226.RAA – Index No. 52322  
Gundlach Champion, Inc., Iron Mountain; CCO No. 1, Incr. \$517,243.46
8. DEPARTMENT OF ENVIRONMENTAL QUALITY, MUSKEGON – Zephyr Noth Sol Refinery – Installation & Operation of Groundwater and Free Product Collection System  
File No. 761/98333.AGY – Index Nos. 47817 & 47814  
Superior Environmental Corporation, Marne; CCO No. 14, Incr. \$97,186.78

## **RECOMMENDATION FOR SALE OF STATE-OWNED PROPERTY**

9. SALE OF STATE-OWNED PROPERTY – DEPARTMENT OF MILITARY & VETERANS AFFAIRS – CITY OF JACKSON, MICHIGAN ARMY NATIONAL GUARD

1992 PA 307 authorizes The Department of Military and Veterans Affairs, with State Administrative Board approval, to convey property located on First Avenue in the City of Jackson, pursuant to the terms of a written agreement entitled “Offer to Purchase Real Property” between the Michigan Department of Military and Veterans Affairs and the Enterprise Group Property Development, a Michigan nonprofit corporation, for the consideration of \$900,000.00. The property to be conveyed is located in the City of Jackson, County of Jackson, and State of Michigan. The property was appraised at \$900,000.00 by Bratcher & Associates on December 6, 2005.

**RECOMMENDATION:** That in consideration of \$900,000.00, the appraised value, the property identified below, under the jurisdiction of the Department of Military and Veterans Affairs, is conveyed to the Enterprise Group Property Development. The property is located in the City of Jackson, County of Jackson, State of Michigan, and is further described as:

A parcel of land in the NE ¼ of section 34, T2S, R1W, City of Jackson, Jackson County, Michigan and more particularly described as commencing at the northeast corner of said section 34; thence S00°09'38"W 1141.27 feet, on the east line of said section 34; thence N89°50'22"W 33.00 feet, to intersection of the south line of North Street and the west line of Cooper Street; thence N89°36'04"W 129.71 feet, on the south line of North Street, to the point of beginning of this description; thence S00°10'48"W 660.53 feet; thence N89°55'37"W 105.84 feet; thence S01°54'51"W 259.81 feet, to the north line of Armory Court; thence S89°48'35"W 272.44 feet, on the north line of Armory Court to the east line of Mechanic Street; thence N00°11'25"E 66.00 feet, on the east line of Mechanic Street to the north end of Mechanic Street; thence N88°34'39"W 394.86 feet, to the east line of the Jackson, Lansing & Saginaw Railroad right of way; thence N01°00'55"E 223.71 feet, on said railroad right of way; thence 265.13 feet, on the arc of a curve to the left with a central angle of 06°09'02", a radius of 2469.76 feet, and a long chord bearing and distance of N01°04'17"W 265.00 feet, on said railroad right of way; thence N04°19'58"W 363.22 feet, on said railroad right of way to the south line of North Street; thence N89°36'04"W 812.00 feet, on the south line of North Street, to the point of beginning, containing 15.372 acres.

Further, the conveyance shall be by quit-claim deed approved by the Attorney General.

10. SALE OF STATE-OWNED PROPERTY – DEPARTMENT OF MILITARY & VETERANS AFFAIRS – CITY OF MANISTIQUE, MICHIGAN ARMY NATIONAL GUARD

1992 PA 307 authorizes The Department of Military and Veterans Affairs, with State Administrative Board approval, to convey property located on East Elm in the City of Manistique, pursuant to the terms of a written agreement entitled "Offer to Purchase Real Property" between the Michigan Department of Military and Veterans Affairs and Ronnie Whitman, a married man, for the consideration of \$183,341.00. The property to be conveyed is located in the City of Manistique, County of Schoolcraft, and State of Michigan. The property was appraised at \$178,000.00 by Appraisal Services, Inc. on August 22, 2005.

**RECOMMENDATION:** That in consideration of \$183,341.00, the sealed bid offer, the property identified below, under the jurisdiction of the Department of Military and Veterans Affairs, is conveyed to Ronnie Whitman. The property is located in the City of Manistique, County of Schoolcraft, State of Michigan, and is further described as:

A parcel of land in the NE ¼ of section 12, T41N, R16W, City of Manistique, Schoolcraft County, Michigan, commencing at the intersection of the south line of East Elm Street and the east line of Maple Avenue; thence N88°14'00"E 228.00 feet, on the south line of East Elm Street to the point of beginning of this description; thence N88°14'00"E 600.00 feet, on the south line of East Elm Street to a point which is N02°14'57"W 820.21 feet and S88°14'00"W 83.05 feet from the E ¼ corner of said section 12; thence S01°46'00"E 400.00 feet; thence S88°14'00"W 200.00 feet; thence N31°44'58"W 219.35 feet; thence S88°14'00"W 290.38 feet; thence N01°46'00"W 210.00 feet, to the point of beginning, containing 4.00 acres.

Further, the conveyance shall be by quit-claim deed approved by the Attorney General.

### **RECOMMENDATION FOR AGREEMENT FOR WATER SERVICES**

11. DEPARTMENT OF MILITARY AND VETERANS AFFAIRS, GRAND LEDGE  
File No. 511/05073.EEW – Index 11549

This is in support of construction project for the New Grand Ledge Army Aviation Support Facility. This agreement for Water Service is between the City of Grand Ledge and Department of Military and Veterans Affairs dated 8 August 2005. With this agreement the City will provide potable water and also fire suppression at the rate of seven thousand five hundred gallons per minute (7,500GPM) for a continuous period of one hour. Our cost is \$750,000.00, which is 100% Federal and approved by the National Guard Bureau.

### **RENEWAL OF LEASE FOR PRIVATE PROPERTY**

12. DEPARTMENT OF HUMAN SERVICES, KALAMAZOO - Renewal of Lease #1304-2002 effective April 1, 2006 through March 31, 2016 with Academy Hall LLC, a Michigan Limited Liability Company, 1428 Holiday Lane, Portage, Michigan 49024, as Lessor, and the Department of Human Services, as Lessee, for 3,264 square feet of residential space located at 818 South Park Street, Kalamazoo, Michigan 49007. The annual per square foot rental rate for this space is \$8.27 (\$2,250.00 per month). This rate does not include utilities used for heating, cooling, illumination, power and water/sewer, exterior ground maintenance, snow and ice removal, janitorial supplies and services, replacement of fluorescent tubes and bulbs, trash removal, pest control, maintenance of window air conditioning, humidification system on furnace, waste lines from house to the city sewer and the hot water heater. This lease does include annual adjustments for real estate taxes and operating expenses. This Lease contains a Standard 90-day cancellation. The Attorney General has approved this Lease as to legal form.

13. DEPARTMENT OF HUMAN SERVICES, KALAMAZOO – Renewal of Lease #10266-2005 effective October 1, 2006 through September 30, 2016 with Louis J. Eyde Limited Family Partnership George F. Eyde Limited Family Partnership, a Partnership, 4660 S. Hagadorn Road, Suite 660, East Lansing, Michigan 48823, as Lessor, and the Department of Human Services, as Lessee, for 7,370 square feet of office space located at 322 Stockbridge Avenue, Kalamazoo, Michigan 49001. The annual per square foot rental rate for this space is \$12.00 (\$7,370.00 per month). This rate does not include utilities. This Lease contains a Standard 90-day cancellation. The Attorney General has approved this Lease as to legal form.
14. DEPARTMENT OF STATE POLICE, GAYLORD - Renewal of Lease #6755-2005 effective September 1, 2006 through August 31, 2011 with Bavarian Group, a Co-Partnership, 1561 East Mitchell, Petoskey, Michigan 49770, as Lessor, and the Department of State Police, as Lessee, for 1,800 square feet of office space located at 810 South Otsego Avenue, Suite 101, Gaylord, Michigan 49735. The annual per square foot rental rate for this space is \$12.00 (\$1,800.00 per month). This rate does not include electric, HVAC utilities, or janitorial services. This Lease contains one five-year renewal option with an annual per square foot rental rate of \$12.00 (\$1,800.00 per month). This Lease contains a Standard 90-day cancellation. The Attorney General has approved this Lease as to legal form.
15. DEPARTMENT OF HUMAN SERVICES, ROGERS CITY - Renewal of Lease #7616-2005 effective October 1, 2006 through September 30, 2011 with John Vogelheim and Neil Vogelheim, Tenants in Common, 354 East Huron Avenue, Rogers City, Michigan 49779, as Lessor, and the Department of Human Services, as Lessee, for 5,003 square feet of office space located at 1242 West Third Street, Rogers City, Michigan 49779. The annual per square foot rental rate for this space is \$12.90 (\$5,378.23 per month). This is a full service Lease. This Lease contains three five-year renewal options with an annual per square foot rental rate of \$13.80 (\$5,754.80 per month) effective October 1, 2016, through September 30, 2021. Effective October 1, 2021, through September 30, 2026, the annual per square foot rental rate is \$14.49 (\$6,042.30 per month). This Lease contains a Standard 90-day cancellation. The Attorney General has approved this Lease as to legal form.
16. DEPARTMENT OF STATE, CHELSEA - Renewal of Lease #7637-2005 effective August 1, 2006 through July 31, 2016 with F. A. Kennedy Company, LLC, a Limited Liability Company, 1821 Spring Arbor Road, Jackson, Michigan 49203, as Lessor, and the Department of State, as Lessee, for 2,293 square feet of office space located at Chelsea Village Plaza, 1113 S. Main Street, Chelsea, Michigan 48118. The annual per square foot rental rate for this space is \$8.25 (\$1,576.44 per month). This rate does not include utilities, janitorial, or replacement of fluorescent bulbs. This Lease contains one five-year renewal option with an annual per square foot rental rate of \$8.25 (\$1,576.44 per month).

This Lease contains a Standard 90-day cancellation. The Attorney General has approved this Lease as to legal form.

#### **ADDENDUM TO LEASE FOR PRIVATE PROPERTY**

17. DEPARTMENT OF STATE, DOWAGIAC - Addendum #1 to Lease #10332-2006 approved by the State Administrative Board on October 1, 1996 by Item #S-2, between Lewis Cass Intermediate School District, A Municipal Corporation, 61682 Daily Road, Cassopolis, Michigan 49031, as Lessor, and the Department of State, as Lessee, for space located at 601-C North Front Street, Dowagiac, Michigan 49047. This Addendum provides for memorializing the agreement between the Lessor and Lessee to delete the 4,050 square feet of paved Motorcycle Test Site (MOST) area from the Leased premises and delete the rental rate attributed to the MOST; correcting a typographical error made in paragraph 3.1bb at the time the original Lease was formulated; updating the Civil Rights language; and adding the Electronic Funds language. The annual per square foot rental rate is \$4.71 (\$798.74 per month), which is a cost decrease from the previous Lease. This Lease does not include adjustments for real estate taxes. This Addendum becomes effective upon the last State approval and continues to the termination date of the lease, or any extension. This Lease contains a Standard 90-day cancellation. The Attorney General has approved this Lease as to legal form.

#### **NEW LEASE FOR PRIVATE PROPERTY**

18. DEPARTMENT OF INFORMATION TECHNOLOGY, LANSING - New Lease #11192-2006 effective October 1, 2006 through September 30, 2016 with GTB Properties, L.C., a Limited Liability Company, 1111 Michigan Avenue, Suite #201, East Lansing, Michigan 48823, as Lessor, and the Department of Information Technology, as Lessee, for 29,668 square feet of warehouse and office space located at 5511 Enterprise Drive, Lansing, Michigan 48911. The annual per square foot rental rate for this space is -0- for the first month, and \$5.46 (\$14,735.11 per month) through September 30, 2011. This Lease includes a mid-term rental rate increase. Effective October 1, 2011 the annual per square foot rental rate for this space is -0- for the first month, and \$6.22 (\$16,762.42 per month) through September 30, 2016. This rate does not include janitorial services and utilities. This Lease contains one five-year renewal option with an annual per square foot rental rate of \$7.27 (\$17,973.86 per month) effective October 1, 2016 through September 30, 2021. This Lease contains a Standard 90-day cancellation. The Attorney General has approved this Lease as to legal form.

## **CONTRACT CHANGE ORDER**

19. DEPARTMENT OF COMMUNITY HEALTH, LANSING - CCO #8 for Lease #11080-2005 approved by the State Administrative Board on December 7, 2004 by Item #38 between Boji Group of Lansing, LLC, as Lessor, and the Department of Community Health, as Lessee. This CCO provides for installation of an electrical receptacle for the copier, as requested by the Department of Community Health at a cost not-to-exceed \$522.12. The space is located at 201 Townsend St., Lansing, Michigan 48913
20. DEPARTMENT OF COMMUNITY HEALTH, LANSING - CCO #9 for Lease #11080 approved by the State Administrative Board on December 7, 2004 by Item #38 between Boji Group of Lansing, LLC, as Lessor, and the Department of Community Health, as Lessee. This CCO provides for enhancement of the security system for Vital Records consultation rooms, as requested by the Department of Community Health at a cost not-to-exceed \$550.00. The space is located at 201 Townsend St., Lansing, Michigan 48913

## **GRANT OF EASEMENT**

21. THE DEPARTMENT OF MANAGEMENT AND BUDGET (DMB) recommends that the State Administrative Board (Board), acting under authority of 1984 PA 431, as amended, grant to the Lansing Board of Water and Light (LBWL), a Michigan Municipal Corporation, whose address is 1232 Haco Drive Lansing, Michigan 48901-3007, a permanent non-exclusive easement to erect and maintain towers, poles, wires, cables, and other fixtures and appurtenances for the purpose of transmitting electricity on, over, under and across State-owned land located in the City of Lansing, County of Ingham, State of Michigan, described as follows:

State Of Michigan-Owned Parent Parcel No. 33-01-01-05-226-021: E 1/2 OF N 1/2 OF N.E. 1/4 EXC. PARTS LYING N & W OF A LINE COMM. 124.94 FT W & 33 FT S. OF N.E. COR. SEC. 5; TH S 33DEG 12MIN 59SCD W 315.33 FT; N 53DEG 08MIN 14SCD W 101.37 FT; W 47.55 FT; S 63.21 FT; W 73.19 FT; S 106.92 FT; SW'LY 132.16 FT ALONG 223.46 FT RAD. CURVE TO RT. CHORD BEARING S 22DEG 22MIN 16SCD W 130.25 FT; S 59DEG 26MIN 51SCD W 14.65 FT; S 77DEG 08MIN 54SCD W 92.93 FT; S 88DEG 34MIN 58SCD W 131.49 FT; S 01DEG 57MIN 43SCD E 41.43 FT; N 88DEG 02MIN 17SCD E 61.53 FT; S 310 FT; W 610.61 FT TO W. LINE SAID E 1/2 & POINT OF ENDING, SEC. 5 T. 4 N., R. 2 W., CITY OF LANSING, INGHAM COUNTY, MICHIGAN.

Easement Area Description: A part of Parcel No. 33-01-01-05-226-021, the easement area being particularly described as: Commencing at the N.E. corner of Section 5, T. 4 N., R. 2 W., City of Lansing, Ingham County, Michigan: thence N 89°59'49" W 138.15 ft. along the section line; thence Due South 53.10 ft., more or less, to a point on the northwest line of Parcel No. 33-01-01-05-226-021 and

the Point of Beginning of this easement area: thence S 58°31' E 2.8 ft.; thence S 31°29' W 94.1 ft.; thence S 33°02' W 223.6 ft.; thence S 35°29' W 169.8 ft.; thence S 71°36' E 22.5 ft.; thence S 18°24' W 20.0 ft.; thence N 71°36' W 27.7 ft.; thence S 29°18' W 337.5 ft.; thence S 17°12' E 24.3 ft.; thence S 72°48' W 20.0 ft.; thence N 17°12' W 5.3 ft.; thence S 29°18' W 99.3 ft. to Point "A"; thence S 01°44' W 332 ft., more or less, to the south line of Parcel No. 33-01-01-05-226-021; thence westerly along the south line of Parcel No. 33-01-01-05-226-021 a distance of 20.0 ft.; thence N 01°44' E 288 ft., more or less, to a point that is S 25°35' W 49.45 ft. from Point "A"; N 61°09' W 22.85 ft.; thence N 08°56' E 52.85 ft.; thence N 29°18' E 135.4 ft.; thence N 17°12' W 137.15 ft.; thence N 08°53' W 60.35 ft., more or less, to a point on the north line of Parcel No. 33-01-01-05-226-021 (also being on the south line of Bioport Corporation-owned land); thence along the north line of Parcel No. 33-01-01-05-226-021 the following two courses: N 88°35'51" E 4.9 ft. to an angle point in the north line of Parcel No. 33-01-01-05-226-021; thence N 77°10'11" E 15.2 ft.; thence S 08°53' E 59.3 ft.; thence S 17°12' E 116.7 ft.; thence N 29°18' E 141.8 ft.; thence N 59°57' W 103.4 ft., more or less, to a point on the north line of Parcel No. 33-01-01-05-226-021 (also being on the south line of Bioport Corporation-owned land); thence along the north line of Parcel No. 33-01-01-05-226-021 N 77°10'11" E 29.4 ft.; thence S 59°57' E 81.9 ft.; thence N 36°07' E 146.8 ft.; thence N 00°21'45" W 162.9 ft., more or less, to a point on the north line of Parcel No. 33-01-01-05-226-021 (also being on the south line of Bioport Corporation-owned land); thence along the north line of Parcel No. 33-01-01-05-226-021 N 89°44'47" E 5.15 ft. to an angle point in the boundary of Parcel No. 33-01-01-05-226-021; thence along the west line of Parcel No. 33-01-01-05-226-021 N 00°55'21" E 63.57 ft. to an angle point in the boundary of Parcel No. 33-01-01-05-226-021; thence along the north line of Parcel No. 33-01-01-05-226-021 N 89°39'04" E 13.4 ft.; thence S 00°21'45" E 198.8 ft.; thence N 35°29' E 151.95 ft.; thence N 33°02' E 26.95 ft., more or less, to the northeast boundary of Parcel No. 33-01-01-05-226-021; thence along the boundary of Parcel No. 33-01-01-05-226-021 S 53°08'40" E 13.5 ft. to an angle point in Parcel No. 33-01-01-05-226-021; thence along the boundary of Parcel No. 33-01-01-05-226-021 N 33°15'40" E 291.15 ft., more or less, to the Easement Area Point of Beginning.

The Attorney General's office has approved the easement agreement as to legal form.